

LOT 158 & N 20 FT OF 157
IN OR 320 PG 572
FOREST HILLS 3 PB 3/46

STEGER S MCWHIR V & JOY J
2030 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0158-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	1993	3,200	422,079
FGR	625	55	1993	344	45,373
FOP	40	30	1993	12	1,582
PTO	275	5	2000	14	1,846
UBM	300	20	1993	60	7,914
TOTALS	4,440			3,630	478,796

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
5	0940	SHEDS/PORT	0	100	8	64.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	120.00	150.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,630	104.1390	172.87	627,518	1978	1990	0	0	0	23.70	76.30
1 SFR CUST		100% - 0		Heated Area: 3200				HX Base Yr				
BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		MLU		
2030 HIGHLAND DR, FERNANDINA BEACH				04/09/2025		MLU						

TOTAL OB/XF									
1,144									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		478,796	
TOTAL MARKET OB/XF VALUE		1,144	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		854,940	
SOH/AGL Deduction		586,895	
ASSESSED VALUE		268,045	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		216,634	
TOTAL JUST VALUE		854,940	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		842,593	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110690	H20 HEATER REPLAC	800	05/05/2011
20090782	REROOF W/30YR SHN	12,000	06/19/2009
7566	REMODEL	10,000	03/09/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0320/0572	8/29/1980	WD	Q	I		130,000	
GRANTOR: COUNSIL CHARLES A JR							
GRANTEE: STEGER SAMUEL MCWHI							
0143/0096	2/16/1973	WD	Q	V		7,500	
GRANTOR: FISHLER HERBERT WM &							
GRANTEE: WANDMACHER WILLIAM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 S16 PTO=[YR=2000] W25 S11 E25 N11 \$ S11 W25 N3 W25 S47 E25 N4 FOP=[YR=1993] E8 N5 W8 S5 \$ N5 E25 FGR=[YR=1993] S9 E25 N25 W25 S16 \$ N16 E25 N46 \$ PTR= W50N10 UBM=[YR=1993] W25 S12 E25 N12 \$S10E50 \$.									